

ORDINANCE NO. 961212-J

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

1.137 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT NO. 24, TRAVIS COUNTY, TEXAS FROM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "LI-CO" LIMITED INDUSTRIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 5710 BURLESON ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-2" Single Family Residence (Standard Lot) district to "LI-CO" Limited Industrial district-Conditional Overlay combining district on the property (the "Property") described in File C14-96-0125, as follows:

1.137 acre tract of land out of the Santiago Del Valle Grant No. 24, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 5710 Burleson Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LI" base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 23, 1996.

PASSED AND APPROVED

December 12, 1996.

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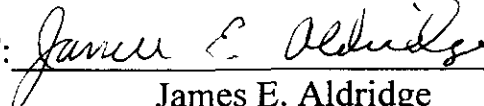
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

FIELD NOTES

FIELD NOTES OF A 1.137 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT WHICH IS DESCRIBED AS THREE TRACTS IN A SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 11928, PAGE 309, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.137 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" (CAPPED) STEEL PIN IN THE NORTH RIGHT OF WAY OF BURLESON ROAD AND THE WEST LINE OF THE TRACT HEREIN DESCRIBED FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 30°17'00"E, A DISTANCE OF 396.70 FT., TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 60°08'00"E, A DISTANCE OF 125.17 FT., WITH THE NORTH LINE OF THE TRACT HEREIN DESCRIBED TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 30°22'49"W, A DISTANCE OF 396.99 FT., WITH THE WEST LINE OF FRANK LOWE TRACT RECORDED IN VOLUME 850, PAGE 320, OF THE FORESAID DEED RECORDS, TO A POINT IN THE NORTH LINE OF BURLESON ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 59°48'43"W, A DISTANCE OF 124.50 FT., WITH THE NORTH LINE OF BURLESON ROAD, TO THE PLACE OF BEGINNING AND CONTAINING 1.137 ACRES OF LAND.

PREPARED FROM RECORD: SEPTEMBER 18, 1996

BY: L. G. Friar
L.G. FRIAR, REG. PROFESSIONAL LAND SURVEYOR NO. 1505
FOR FRIAR SURVEYING AND MAPPING
BLANCO, TEXAS

EXHIBIT "A"



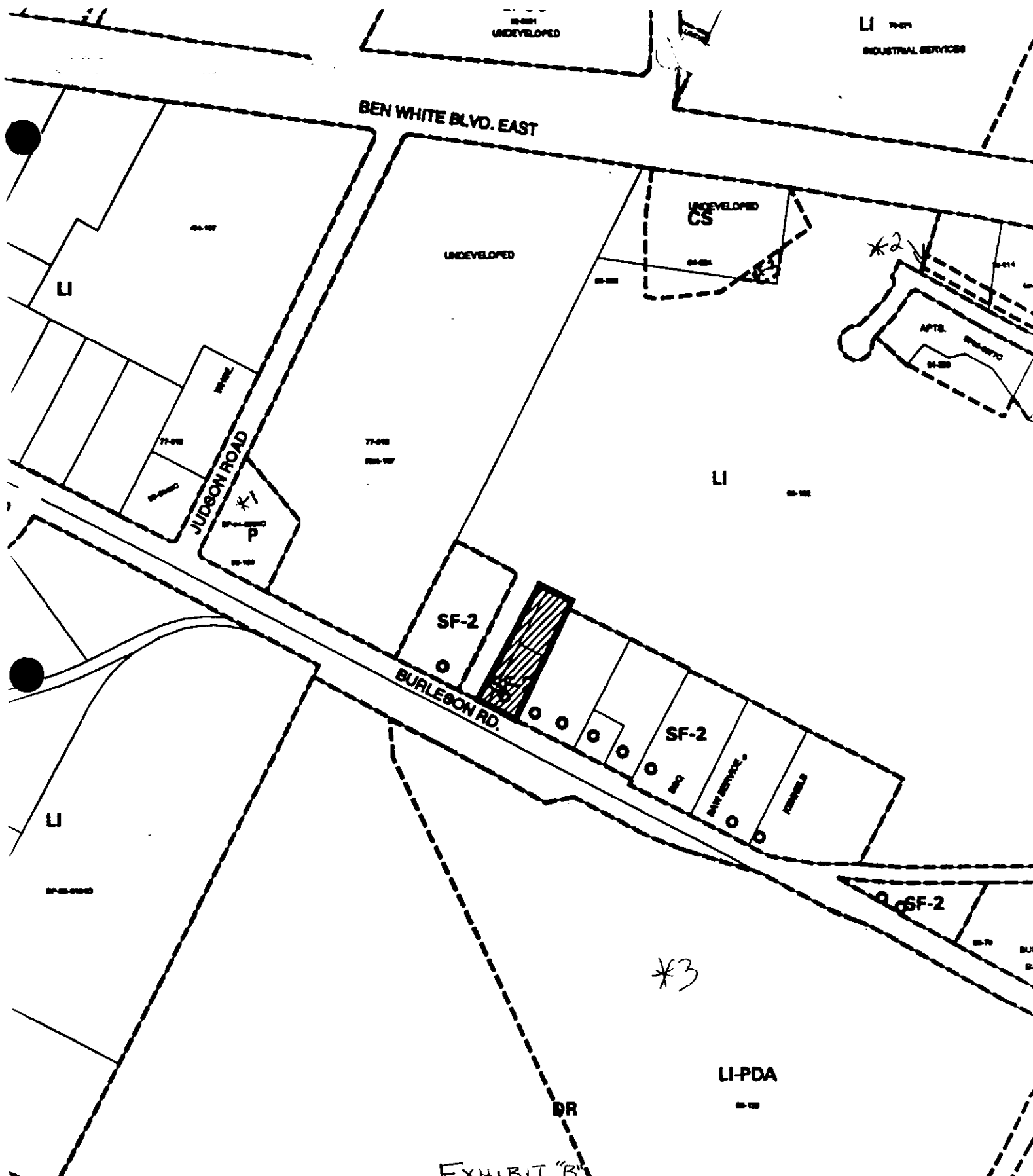






EXHIBIT "B"

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|--|--|--|--|
|  1" = 400' | <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR:</p> <p>CYCLE: 96-09 INTLS: MS</p> | <p>CASE #: C14-96-0125</p> <p>SUBJECT AREA (acres): 1.130</p> <p>ADDRESS: BURLESON RD.</p> | <p>CITY GRID REFERENCE NUMBER</p> <p>K17</p> |
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2
PO#: 961212J

Ad ID#: CVM400300

Acct#: 5124992499

Austin American-Statesman

Account Name: CITY CLERKS OFFICE

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 961212-J
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS
1.37 ACRE TRACT OF LAND OUT OF
THE SANTIAGO DEL VALLE GRANT
NO. 24, TRAVIS COUNTY, TEXAS
FROM "SF-2" SINGLE FAMILY RESI-
DENCE (STANDARD LOT) DISTRICT
TO "LICD" LIMITED INDUSTRIAL DIS-
TRICT-CONDITIONAL OVERLAY
COMBINING DISTRICT, LOCALLY
KNOWN AS 5710 BURLISON ROAD,
IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

Jeneen Swail

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

| | | | |
|------------------|--------|-----------------|---------|
| First Published: | 1/2/97 | Last Published: | 1/2/97 |
| Times Published: | 1 | Classification: | 9980 |
| Lines: | 18 | Cost: | \$44.28 |

and that the attached is a true copy of said advertisement.

Jeneen Swail

SWORN AND SUBSCRIBED TO BEFORE ME, this the 2nd day of Jan, 1997.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS